

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000268-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF MAY, 2024, AT RECEPTION NUMBER 2024045800 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PART OF A PARCEL AT RECEPTION NO. 2017139670 DATED OCTOBER 24, 2017, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

CONSIDERING THE SOUTH LINE OF WEST 2ND AVENUE AS SHOWN ON THE PLAT OF FLETCHER'S WEST SIDE SUBDIVISION SECOND FILING IS ASSUMED TO BEAR N89°31'12"E;

COMMENCING AT THE SOUTHEAST CORNER OF WEST 2ND AVENUE, AND YUMA STREET; THENCE EAST ALONG THE SOUTH LINE OF WEST 2ND AVENUE, A DISTANCE OF 408.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF WEST 2ND AVENUE A DISTANCE OF 137.5 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF WEST 2ND AVENUE, A DISTANCE OF 114.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES, A DISTANCE OF 44.5 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF WEST 2ND AVENUE, A DISTANCE OF 12.0 FEET; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 44.0 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF WEST 2ND AVENUE A DISTANCE OF 5.0 FEET; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 0.5 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF WEST 2ND AVENUE A DISTANCE OF 7.0 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 532 SQUARE FEET, MORE OR LESS.